



## Historic Preservation Commission Meeting

### AGENDA

Tuesday, September 28, 2021

6:00 PM

215 N Broad Street Monroe Ga

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I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Historic Preservation Committee MTG 7/27/2021

IV. **REQUESTS**

[1.](#) Request for COA - Exterior Changes - 206 Bold Springs Ave

[2.](#) Request for COA - Residential Addition - 711 Lawrence St

[3.](#) Request for COA - Rear deck addition - 204 N Jackson St

[4.](#) Request for COA - Demolition of Structure - 1238 S Madison Ave

[5.](#) Request for COA - Demolition of Structure - 227 Atha St

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission  
Meeting Minutes  
July 28, 2021

Present: Mitch Alligood, Jane Camp, Fay Brassie, Elizabeth Jones

Absent: Susan Brown

Staff: Debbie Adkinson, Code Department Assistant  
Laura Wilson, Code Department Assistant

Visitors: Denny Horne, Danny Horne

Meeting called to order at 5:59 P.M.

Acting Chairman Alligood asked if there were any changes or corrections to the May 25, 2021\* minutes. To approve as submitted.

Motion by Brassie. Second by Jones  
Motion carried.

**The First Item of Business:** Request for COA #58 at 803 S Broad St. The applicant is Denny Horne on behalf of White Cotton Investments LLC, owner of said property. The request is to make several changes to the exterior of the structure including siding, windows, doors, porches, and steps.

Denny Horne spoke to the request. He wants to remodel the house and bring it up to code. He would like to add a window to create a bedroom and replace four of the existing windows with vinyl windows that are 6 over 6 panes, replace the porches with the exact same materials, replace siding with rough wood and paint it so it matches the rest of the house, remove existing concrete porch steps and replace with wood, and replace two doors with in the same style as the existing doors which is glass on the top half divided into nine panes. Much discussion followed about the proposed changes. Wilson reminded Horne he had to bring the house up to code and he reaffirmed his plan to do so. He also admitted to putting a new roof on the house without permission from the Commission. The Commission members agreed with his choice of roof. A motion was made to approve each item individually.

To approve new windows as stated in summary.

Motion by Jones. Second by Camp.  
Motion Carried.

To approve new doors as stated in summary.

Motion by Brassie. Second by Jones.  
Motion Carried.

To approve new porches and steps as stated in summary.

Motion by Camp. Second by Brassie.  
Motion Carried.

\*There was no June 2021 meeting.

To approve siding as stated in summary.

Motion by Camp. Second by Jones.  
Motion Carried. COA granted

Old Business:

The commission members discussed creating a form letter to send to properties who are in violation of HPC ordinances; specifically referring to the Hester House on Walton Street and The Roe on Broad Street. Acting Chairman Alligood will draft a letter and pass it around to Commission members for comment.

Camp asked the Commission about moving historic houses and the process for awarding plaques to historic properties even if the property is not in a local historic district. Discussion followed; Adkinson provided Camp a summary of the materials in the HPC Binder she was issued.

New Business:

**The First Item of Business:** Selecting a new chairman; after discussion Mitch Alligood was nominated as chairman.

To approve Mitch Alligood as Chairman

Motion by Jones. Seconded by Brassie  
Motion carried

**The Second Item of Business:** Jones informed the Commission that the City has been awarded a federal grant by the Georgia Department of Community Affairs to update the current survey of historic properties. The timetable is to put the RFP out in August 2021 for Commission members to pick a firm at the August 24<sup>th</sup> meeting so the firm can be approved at the September Council Meeting. Due to the large number of properties that need to be surveyed, the survey will be a multiyear project.

Chairman Alligood entertained a motion to adjourn.

To adjourn

Motion by Jones. Second by Camp.  
Motion carried. Adjourned at 6:39 pm

\*There was no June 2021 meeting.

## REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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1. Stop by the Code Office at least 10 working days in advance of the next regular meeting of the HPC (the fourth Tuesday of each month at 6:00 pm), read the Historic Preservation Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$10.00 fee. If you request a "special meeting" at some date or time (other than the 4<sup>th</sup> Tuesday of every month), the fee is \$50.00. If you are requesting to demolish Historic property, the fee is \$50.00 on the regular scheduled meeting.
4. Provide all documentation which will assist the HPC in deciding if your proposed change(s) are in keeping with the historic district standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives HPC members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the HPC looks forward to considering your request.



**Please read the following directions for completing the Request for COA Application.**

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

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1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positioning and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than seven (7) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

**DEFINITIONS:**

A “material change in appearance” means a change that will affect either the exterior architectural or environmental features of a historic property or any structure, site, or work of art within a historic district, and may include any one or more of the following:

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2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]

**I acknowledge that I have read this material and will abide by the ordinances set forth.**

Marc Hammes

\_\_\_\_\_  
Signature of Applicant

Sept. 1, 2021

\_\_\_\_\_  
Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE HISTORIC PRESERVATION COMMISSION

**Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.**

DATE: Sept. 1, 2021

APPLICANT: Marc Hammes

APPLICANT'S ADDRESS: 206 Bold Springs Ave, Monroe, GA

TELEPHONE NUMBER: 319-389-2216

**PROPERTY OWNER:** Crista Carrel & /Rick Huszagh

OWNER'S ADDRESS: 630 Riverbend Rd, Monroe, GA 30655

TELEPHONE NUMBER: 678-638-9348

**PROJECT ADDRESS:** 206 Bold Springs Ave, Monroe, GA 30655

Brief description of project: Requesting to install gutters across the front porch.

(Continue on separate sheet, if necessary.)

Marc Hammes  
Applicant

Sept. 1, 2021  
Date









# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	234	DESCRIPTION:	Request to add gutters
JOB ADDRESS:	206 BOLD SPRINGS AVE	LOT #:	
PARCEL ID:	M0120100	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	Marc Hammes	CONTRACTOR:	Marc Hammes
ADDRESS:	206 Bold Springs Ave	ADDRESS:	206 Bold Springs Ave
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:	319-389-9348	PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	9/20/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/19/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 10.00
<b>FEE TOTAL</b>		\$ 10.00
<b>PAYMENTS</b>		\$ -10.00
<b>BALANCE</b>		\$ 0.00

**NOTES:**

The Historic Preservation Commission will hear this request on September 28, 2021 at 6:00pm in the City Hall Council Chambers located at 215 N Broad St Monroe, GA 30655

**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

\_\_\_\_\_  
(APPROVED BY)

\_\_\_\_/\_\_\_\_/\_\_\_\_  
DATE

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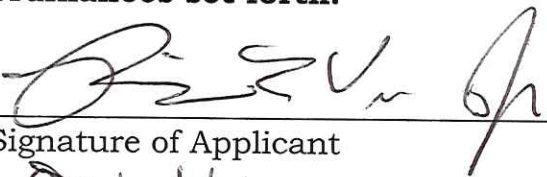
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 \_\_\_\_\_  
 Signature of Applicant



  
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 Date





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RECEIVED  
9/13/21

DATE: 9/12/2021

APPLICANT: Ronnie & Amy Viar

APPLICANT'S ADDRESS: 711 Lawrence Street  
Monroe, Ga 30052

TELEPHONE NUMBER: 404-867-3095

PROPERTY OWNER: Ronnie & Amy Viar

OWNER'S ADDRESS: Monroe, Ga 30052

TELEPHONE NUMBER: 404-867-3095

PROJECT ADDRESS: 711 Lawrence Street  
Monroe, Ga 30052

Brief description of project: Attached 2 car garage. It will be 32' wide x 40' deep. The garage doors will be 10'x9' with 12 foot wall height. A 3.0 door will be to the right of the garage doors. A door will lead

(Continue on separate sheet, if necessary.)

Ronnie Viar  
Applicant

9/12/2021  
Date 9/12/2021

Revised 6/29/17

*viar867@comcast.net*

Viar (continued) description of project.  
from pg. 4

5

14

from the interior of the house to the garage. Hardy Plank siding will be placed on the exterior of the house. We will have a gable roof with black shingles. The garage color <sup>(white)</sup> will match the house. The garage will be stubbed for a toilet and sink. Gravel driveway.

BUILDING PERMIT APPLICATION  
RESIDENTIAL ADDITIONS  
THE CITY OF MONROE CODE OFFICE  
215 NORTH BROAD STREET, MONROE, GEORGIA 30655  
Phone: (770) 207-4674 EMAIL: dadkinson@monroega.gov

Date 9/13/2021 Project Name : Viar  
Property Owner Ronnie & Amy Viar Telephone 404-867-3095  
Current Address 711 Lawrence Street City: Monroe St: Ga Zip: 30655  
General Contractor Ronnie & Amy Viar  
Address 711 Lawrence Street City Monroe State Ga Zip 30655  
Phone # 404-867-3095 Cell # \_\_\_\_\_ Email viar867  
Construction Address 711 Lawrence Street Monroe Ga

**Square Footage**

**Height**

**Layout**

1<sup>st</sup> Floor: \_\_\_\_\_ # of Stories 1 # Bedrooms \_\_\_\_\_  
2<sup>nd</sup> Floor: \_\_\_\_\_ (R-2 Zoning Dist. Allows 2 stories max) # Bathrooms \_\_\_\_\_  
Bonus Rm: \_\_\_\_\_ htd: \_\_\_\_\_ Unhtd: \_\_\_\_\_ Building Height: \_\_\_\_\_ # Other Rooms \_\_\_\_\_  
Unheated Basement: \_\_\_\_\_ # of Elevators: \_\_\_\_\_ # Parking Spaces \_\_\_\_\_  
Heated Basement: \_\_\_\_\_ # Fireplaces \_\_\_\_\_  
Garage: 1280

Total Heated Sq. Ft. \_\_\_\_\_ Valuation \$99,000.00

Slab:  Crawl Space \_\_\_\_\_

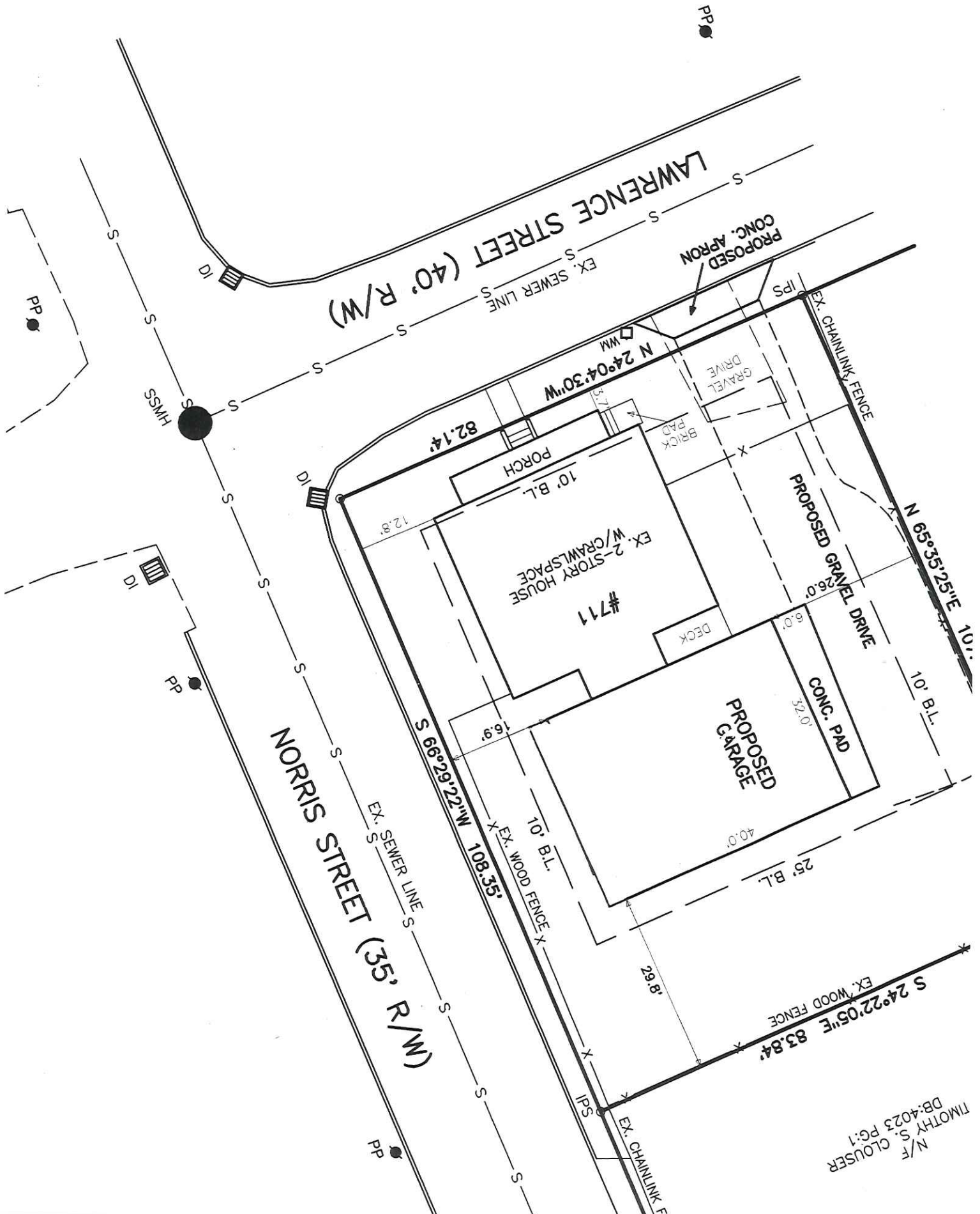
Fireplace: \_\_\_\_\_ Prefab \_\_\_\_\_ Masonry \_\_\_\_\_ Roof Truss  Floor Truss \_\_\_\_\_ Stick Frame \_\_\_\_\_

Please include a copy of your Business License and Contractors License. Permit is void if work does not begin within 6 months of issuance. If project is not finished within one year of issuance, please contact the Code Office to renew permit.

All of the above information is true and correct.

  
Signature of Applicant  


RONNIE E VIAR JR. 9/12/2021  
Print Name Date  
Amy Viar 9/12/2021



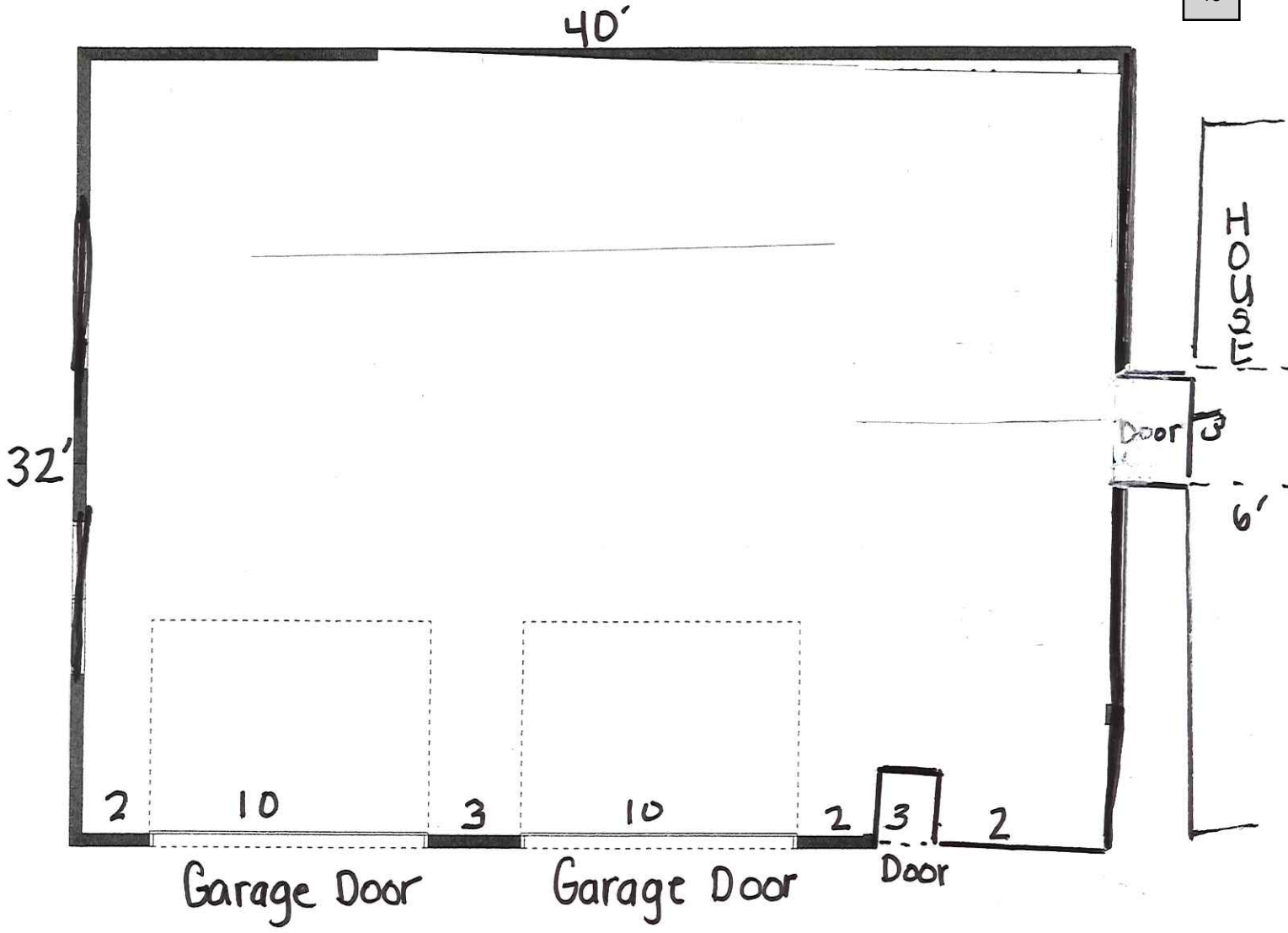
N/F  
TIMOTHY S. CLOUSER  
DB:4023 PG:1



Door  
for Garage



Deck  
Remove -  
Attach  
Garage







# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## TEMP STRUCTURE (CONV) PERMIT

PERMIT #:	235	DESCRIPTION:	Request for residential addition
JOB ADDRESS:	711 LAWRENCE ST	LOT #:	
PARCEL ID:	M0190100	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Ronnie and Amy Viar	CONTRACTOR:	Ronnie and Amy Viar
ADDRESS:	711 Lawrence St	ADDRESS:	711 Lawrence St
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:	404-867-3095	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	9/20/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/19/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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\_\_\_\_\_  
(APPROVED BY)

9/20/21  
DATE



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 Signature of Applicant

09/14/2021  
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DATE: 09/14/2021

APPLICANT: David Jones

APPLICANT'S ADDRESS: 204 N. Jackson Street, Monroe, GA 30655

TELEPHONE NUMBER: 770.653.0566

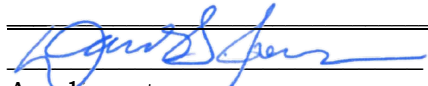
PROPERTY OWNER: David and Stacy Jones

OWNER'S ADDRESS: 204 N. Jackson Street, Monroe, GA 30655

TELEPHONE NUMBER: 770.653.0566

PROJECT ADDRESS: 204 N. Jackson Street, Monroe, GA 30655

Brief description of project: 22'X22' deck on back of home. Basic square with two steps down at corner. 12" drop. Wood composite construction. Access to home from sunroom doorway to create outdoor living space -- behind existing privacy fence and not visible from street. Note: application to construct a deck was previously approved with some other renovations a few years ago.  
(Continue on separate sheet, if necessary.)

  
Applicant

09/14/2021  
Date





22' x

12" DROP  
2 STEPS

22'

*Handwritten signature or name*









# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## COA-HISTORIC PRESERVATION PERMIT

PERMIT #:	229	DESCRIPTION:	COA-HISTORIC PRESERVATION- REAR DECK ADDITION
JOB ADDRESS:	204 N JACKSON STREET	LOT #:	
PARCEL ID:	M0140033	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	David Jones	CONTRACTOR:	David Jones
ADDRESS:	204 N Jackson St	ADDRESS:	204 N Jackson St
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP.USE:	Residential	DATE ISSUED:	9/15/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/14/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PRESERVATION COMMISSION REGULAR MEETING	\$ 10.00
<b>FEE TOTAL</b>		\$ 10.00
<b>PAYMENTS</b>		\$ -10.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

The Historic Preservation Commission will hear your request on September 28, 2021 at 6:00pm. The meeting will be held in the Council Chambers at City Hall—215 N Broad St. Monroe, GA 30655.

**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

**I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.**

\_\_\_\_\_  
(APPROVED BY)

\_\_\_\_/\_\_\_\_/\_\_\_\_  
DATE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 8/18/2021  
APPLICANT: Firm Foundation A/E Consultants, Inc. (Renard Hurns)  
APPLICANT'S ADDRESS: 1227 North Peachtree Park Way, Suite 210  
Peachtree City, Ga. 30269  
TELEPHONE NUMBER: 678-858-1979

PROPERTY OWNER: Re Gen Properties Llc (Lisa Parker)  
OWNER'S ADDRESS: 1775 Parker Road, Building C, Suite 210  
Conyers, Ga. 30094  
TELEPHONE NUMBER: 678-934-3041

PROJECT ADDRESS: 1238 South Madison Avenue and  
227 Atha Street, Monroe, Ga. 30655

Brief description of project: Demolish existing structures  
on subject lots so that the subject lots  
may be re-platted.

(Continue on separate sheet, if necessary.)

Renard Hurns  
Applicant

8/18/2021  
Date



1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]

**I acknowledge that I have read this material and will abide by the ordinances set forth.**

Ronald K. Dumas  
Signature of Applicant

8/18/2021  
Date



September 14, 2021

City of Monroe  
Monroe City Hall  
215 N. Broad St.  
Monroe, GA 30655

**Re: Authorization for Firm Foundation A & E Consultants, Inc. Re: 1238 S. Madison Ave, Monroe, GA 30655; 1240 S. Madison Ave., Monroe, GA 30655; 227 Atha St., Monroe, GA 30655; and 223 Atha St., Monroe, GA 30655**

ATTN: Laura/To Whom it May Concern:

I, Lawrence E. Parker of ReGen Properties, LLC, do hereby authorize Firm Foundation A & E Consultants, Inc. to submit the Application for Demolition and Re-Surveying and to act on my behalf with regard to any other matters related to the engineering and development of the land lots currently addressed as 1238 S. Madison Ave, Monroe, GA 30655; 1240 S. Madison Ave., Monroe, GA 30655; 227 Atha St., Monroe, GA 30655; and 223 Atha St., Monroe, GA 30655.

Lawrence E. Parker, ReGen Properties, LLC

9-14-21

Date



# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	236	DESCRIPTION:	Request to demolish existing structure
JOB ADDRESS:	1238 S MADISON AVE	LOT #:	
PARCEL ID:	M0200218	BLK #:	
SUBDIVISION:		ZONING:	R1A
ISSUED TO:	Hurns Holding Company Co	CONTRACTOR:	Hurns Holding Company Co
ADDRESS:	1227 Peachtree Pkwy	ADDRESS:	1227 Peachtree Pkwy
CITY, STATE ZIP:	Peachtree City GA 30296	CITY, STATE ZIP:	Peachtree City GA 30296
PHONE:	678-858-1979	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	9/20/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/19/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 50.00
<b>FEE TOTAL</b>		\$ 50.00
<b>PAYMENTS</b>		\$ -50.00
<b>BALANCE</b>		\$ 0.00

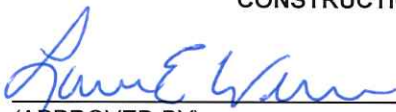
### NOTES:

The Historic Preservation Commission will hear this request on September 28, 2021 at 6:00pm in the City Hall Council Chambers located at 215 N. Broad St Monroe, GA 30655

### NOTICE

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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

  
\_\_\_\_\_  
(APPROVED BY)

9/20/21  
DATE



**PMG BUILDERS LLC**  
 YOU DREAM IT WE BUILD IT


<b>REHAB CONSTRUCTION BUDGET</b>	
Presented by	
<b>PMG BUILDERS</b>	
<b>1531 Roswell rd Marietta GA 30062</b>	
<b>404-451-5197</b>	

<b>Project Addresses: 1238 S. Madison//227 Atha Street, Monroe, GA 30655</b>	
<b>Existing Structures: 3 bed 2 bath, 1536 sf//2bed, 1 bath, 825 sf</b>	
<b>Scope of Work: Demo Both Houses</b>	
<b>Budget Note</b>	
30 Dumpsters, debris removal, labor, permits, utility disconnects (2 Houses)	\$40,000.00
14 day time frame	
<b>Total:</b>	<b>\$40,000.00</b>
<b>15% Project Management Fee</b>	<b>\$0.00</b>
<b>PROJECT TOTAL</b>	<b>\$40,000.00</b>




<b>REHAB CONSTRUCTION BUDGET</b>
Presented by
<b>PMG BUILDERS</b>
<b>1531 Roswell rd Marietta ga 30062</b>
<b>404-451-5197</b>

<b>Project Address: 1238 S. Madison, Monroe, GA 30655</b>
<b>Existing Structure: 3 bed, 2 bath 1536 sq ft</b>
<b>Scope of Work: Rehab Entire Structure + 500 sf Addition</b>
<b>Budget Note</b>

1 Site Survey (Boundary, Topographical, Tree).	\$850.00
3 Building Architectural & Engineering Design.	\$2,000.00
2 Civil Engineering Design (Land Disturbance Design Plans) - Addition Only.	\$1,850.00
4 Governmental Fees (Permits Fees, etc.).	\$3,000.00
5 General Conditions (Dumpsters).	\$7,500.00
6 Erosion Control (Construction Entrance, Silt Fence, Tree Protection) - Addition Only.	\$500.00
7 Clearing, Grading, & Debris Removal - Addition Only.	\$5,500.00
8 Site Staking (Surveyor) - Addition Only.	\$1,700.00
9 Foundation / Footing / Crawl Space (form work, reinforcing steel, and pour) Existing/Addition	\$25,000.00
10 Landscaping - Addition Only.	\$8,500.00
11 Framing (Exterior Walls, Interior Walls, Floor, Ceiling, Roof, Roof Decking) - Addition Only.	\$36,000.00
12 Framing (Floor Joist, Interior Wall Modifications) - Renovation Only.	\$17,500.00
13 Roofing (Weatherproofing & Shingles) - Addition Only.	\$6,500.00
14 Re-Roofing (Weatherproofing & Shingles) - Renovation Only.	\$5,500.00
15 Exterior Wall Weatherproofing, Insulation, Gutters & Downspouts - Addition Only.	\$6,000.00
16 Exterior Façade (Siding), Shutters, Cornice, Facia, Gutters & Down Spouts - Addition Only.	\$9,500.00
17 Exterior Façade (Siding), Shutters, Cornice, Facia, Gutters & Down Spouts - Renovation Only.	\$4,000.00
18 Exterior Doors (frames and hardware included) & Windows - Addition Only.	\$6,000.00
19 Interior Doors (frames and hardware included) - Addition Only.	\$3,000.00
20 Interior Doors (frames and hardware included) - Renovation Only.	\$1,000.00
21 Interior Wall & Ceiling Coverings - Addition Only.	\$7,000.00
22 Interior Wall & Ceiling Coverings - Renovation Only.	\$3,000.00
23 Painting (Interior & Exterior Walls & Ceilings) - Addition Only.	\$5,000.00
24 Painting (Interior & Exterior Walls & Ceilings) - Renovation Only.	\$4,000.00
25 Floor Coverings - Addition Only.	\$7,250.00
26 Floor Coverings - Renovation Only.	\$3,700.00

27 Kitchen Cabinets & Granite - Renovation Only.	\$6,000.00
28 Plumbing (Rough & Final) - Addition Only.	\$8,500.00
29 Plumbing Fixtures, Bathroom Vanities & Hardware - Addition Only.	\$4,500.00
30 Plumbing (Rough & Final) - Secondary Bathroom	\$7,000.00
31 Plumbing Fixtures, Bathroom Vanities & Hardware - Secondary Bathroom	\$2,500.00
32 H.V.A.C. (Rough & Final) - Addition Only.	\$8,750.00
33 H.V.A.C. Modifications - Renovation Only.	\$4,500.00
34 Electrical - High Voltage (Rough & Final) - Addition Only.	\$7,500.00
35 Electrical - High Voltage (Rough & Final) - Renovation Only.	\$6,000.00
36 Lighting Package - Addition Only.	\$4,000.00
37 Electrical - Low Voltage (communication wiring, security wiring, etc.) - Addition Only.	\$1,500.00
38 Demolition & Remediation	\$32,000.00
<b>Total:</b>	<b>\$274,100.00</b>
<b>17.5% Project Management Fee</b>	<b>\$47,967.50</b>
<b>PROJECT TOTAL</b>	<b>\$322,067.50</b>



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE HISTORIC PRESERVATION COMMISSION

**Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.**

DATE: 8/18/2021

APPLICANT: Firm Foundation A/E Consultants, Inc. (Renard Hurns)

APPLICANT'S ADDRESS: 1227 North Peachtree Park Way, Suite 212  
Peachtree City, Ga. 30269

TELEPHONE NUMBER: 678-858-1979

PROPERTY OWNER: Re Gen Properties Llc (Lisa Parker)

OWNER'S ADDRESS: 1775 Parker Road, Building C, Suite 210  
Conyers, Ga. 30094

TELEPHONE NUMBER: 678-934-3041

PROJECT ADDRESS: 1238 South Madison Avenue and  
227 Atha Street, Monroe, Ga. 30655

Brief description of project: Demolish existing structures  
on subject lots so that the subject lots  
may be re-platted.

(Continue on separate sheet, if necessary.)

Renard Hurns  
Applicant

8/18/2021  
Date

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

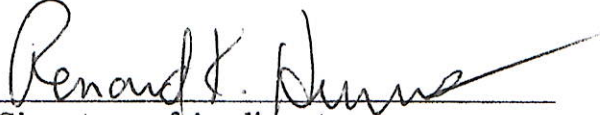
[Sec. 8-4-2(f)]

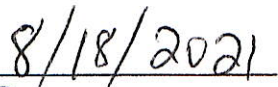
“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

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**I acknowledge that I have read this material and will abide by the ordinances set forth.**

  
 Signature of Applicant

  
 Date





September 14, 2021

City of Monroe  
Monroe City Hall  
215 N. Broad St.  
Monroe, GA 30655

**Re: Authorization for Firm Foundation A & E Consultants, Inc. Re: 1238 S. Madison Ave, Monroe, GA 30655; 1240 S. Madison Ave., Monroe, GA 30655; 227 Atha St., Monroe, GA 30655; and 223 Atha St., Monroe, GA 30655**

ATTN: Laura/To Whom it May Concern:

I, Lawrence E. Parker of ReGen Properties, LLC, do hereby authorize Firm Foundation A & E Consultants, Inc. to submit the Application for Demolition and Re-Surveying and to act on my behalf with regard to any other matters related to the engineering and development of the land lots currently addressed as 1238 S. Madison Ave, Monroe, GA 30655; 1240 S. Madison Ave., Monroe, GA 30655; 227 Atha St., Monroe, GA 30655; and 223 Atha St., Monroe, GA 30655.

Lawrence E. Parker, ReGen Properties, LLC

9-14-21

Date



# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	237	DESCRIPTION:	Request to demolish existing structure
JOB ADDRESS:	227 ATHA ST	LOT #:	
PARCEL ID:	M0200218A00	BLK #:	
SUBDIVISION:		ZONING:	R1A
ISSUED TO:	Hurns Holding Company Co	CONTRACTOR:	Hurns Holding Company Co
ADDRESS:	1227 Peachtree Pkwy	ADDRESS:	1227 Peachtree Pkwy
CITY, STATE ZIP:	Peachtree City GA 30296	CITY, STATE ZIP:	Peachtree City GA 30296
PHONE:	678-858-1979	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	9/20/2021
VALUATION:	\$ 0.00	EXPIRATION:	3/19/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 50.00
<b>FEE TOTAL</b>		\$ 50.00
<b>PAYMENTS</b>		\$ -50.00
<b>BALANCE</b>		\$ 0.00


**NOTES:**

The Historic Preservation Commission will hear this request on September 28, 2021 at 6:00pm in the City Hall Council Chambers located at 215 N. Broad St Monroe, GA 30655

**NOTICE**

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\_\_\_\_\_  
(APPROVED BY)

9/20/21  
DATE



**PMG BUILDERS LLC**  
 YOU DREAM IT WE BUILD IT


<b>REHAB CONSTRUCTION BUDGET</b>	
Presented by	
<b>PMG BUILDERS</b>	
<b>1531 Roswell rd Marietta GA 30062</b>	
<b>404-451-5197</b>	

<b>Project Addresses: 1238 S. Madison//227 Atha Street, Monroe, GA 30655</b>	
<b>Existing Structures: 3 bed 2 bath, 1536 sf//2bed, 1 bath, 825 sf</b>	
<b>Scope of Work: Demo Both Houses</b>	
<b>Budget Note</b>	
30 Dumpsters, debris removal, labor, permits, utility disconnects (2 Houses)	\$40,000.00
14 day time frame	
<b>Total:</b>	<b>\$40,000.00</b>
<b>15% Project Management Fee</b>	<b>\$0.00</b>
<b>PROJECT TOTAL</b>	<b>\$40,000.00</b>



**PMG BUILDERS LLC**  
YOU DREAM IT WE BUILD IT


<b>REHAB CONSTRUCTION BUDGET</b>
Presented by
<b>PMG BUILDERS</b>
<b>1531 Roswell rd Marietta GA 30062</b>
<b>404-451-5197</b>

<b>Project Address: 227 Atha Street, Monroe, GA 30655</b>	
<b>Existing Structure: 2 bed, 1 bath, 825 sq. ft.</b>	
<b>Scope of Work: Rehab Entire Structure + 800 sf Addition</b>	
<b>Budget Note</b>	

1 Site Survey (Boundary, Topographical, Tree).	\$850.00
3 Building Architectural & Engineering Design.	\$2,000.00
2 Civil Engineering Design (Land Disturbance Design Plans) - Addition Only.	\$1,850.00
4 Governmental Fees (Permits Fees, etc.).	\$3,000.00
5 General Conditions (Dumpsters).	\$7,500.00
6 Erosion Control (Construction Entrance, Silt Fence, Tree Protection) - Addition Only.	\$500.00
7 Clearing, Grading, & Debris Removal - Addition Only.	\$5,500.00
8 Site Staking (Surveyor) - Addition Only.	\$1,700.00
9 Foundation / Footing / Crawl Space (form work, reinforcing steel, and pour) - Addition Only.	\$8,500.00
10 Landscaping - Addition Only.	\$6,500.00
11 Framing (Exterior Walls, Interior Walls, Floor, Ceiling, Roof, Roof Decking) - Addition Only.	\$24,000.00
12 Framing (Floor Joist, Interior Wall Modifications) - Renovation Only.	\$12,500.00
13 Roofing (Weatherproofing & Shingles) - Addition Only.	\$6,500.00
14 Re-Roofing (Weatherproofing & Shingles) - Renovation Only.	\$5,500.00
15 Exterior Wall Weatherproofing, Insulation, Gutters & Downspouts - Addition Only.	\$3,000.00
16 Exterior Façade (Siding), Shutters, Cornice, Facia, Gutters & Down Spouts - Addition Only.	\$8,000.00
17 Exterior Façade (Siding), Shutters, Cornice, Facia, Gutters & Down Spouts - Renovation Only.	\$4,000.00
18 Exterior Doors (frames and hardware included) & Windows - Addition Only.	\$4,500.00
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25 Floor Coverings - Addition Only.	\$5,200.00
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27 Kitchen Cabinets & Granite - Renovation Only.	\$6,000.00
28 Plumbing (Rough & Final) - Addition Only.	\$7,000.00
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35 Electrical - High Voltage (Rough & Final) - Renovation Only.	\$6,000.00
36 Lighting Package - Addition Only.	\$2,500.00
37 Electrical - Low Voltage (communication wiring, security wiring, etc.) - Addition Only.	\$1,500.00
38 Demolition & Remediation	\$23,500.00
<b>Total:</b>	<b>\$211,800.00</b>
<b>17.5% Project Management Fee</b>	<b>\$37,065.00</b>
<b>PROJECT TOTAL</b>	<b>\$248,865.00</b>